

# *Brownfields* *“Nuts & Bolts”*



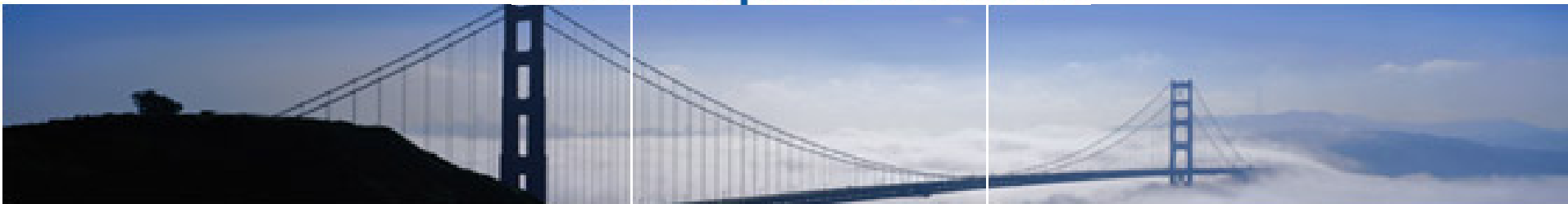
## Some final case studies...

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Kansas City, Missouri – August 31, 2007

**Passion. Expertise. Results.**



# *7 cool examples showing creative ways that the brownfield process has worked*

## **Somerville, MA**

- *From mattress factory to assisted living*

## **Baraboo, WI**

- *From dumping ground to public service center*

## **Ft. Worth, TX**

- *From Montgomery Ward to office center*

## **Rochester, NY**

- *From car dealer/repair shop to residential*

## **Old Town, ME**

- *From warehouse to waterfront mixed use*

## **Kansas City, MO**

- *From railroad roundhouse to office space*

## **Rosalia, WA**

- *From abandoned gas station to town treasure*

# *Visiting Nurses Assisted Living -- Somerville, MA*

- Former mattress factory, vacant for 2+ years.
- To spur redevelopment, Somerville used EPA brownfield funds to complete a site assessment.
- Contaminants present included barium, lead and petroleum waste.
- The project's redeveloper, the Visiting Nurses Association, remediated the site and demolished the existing structures to prepare for construction
- Intended new use -- an assisted-living facility and health center, with 97 units for low-to-moderate income seniors.



# *Visiting Nurses Assisted Living -- Somerville, MA*

- Key financing components:
  - CDBG for the “public” infrastructure – sidewalks, streetscaping
  - Low income housing tax credits
- Key financing challenge: making sure that any cost over-runs could be absorbed to bring the project to completion, to address investor concerns
- **Leverage** -- \$100,000 in CDBG was used as a cost-containment reserve.



# *City Service Center – Baraboo, WI*

- 6-acre site had a long history of industrial and rail activities, soil and groundwater contamination – lead, petroleum, PCBs
- site adjoined Circus World, a tourist attraction and key driver in Baraboo's economy
- Baraboo performed Phase I and II environmental site assessments, then acquired the property, removed buildings and debris
- Cleanup strategy involved UST removal, capping via building slab and parking lots; groundwater impacts addressed by natural attenuation (still being monitored)
- Baraboo built a 66,000-square-foot City Service Center on the site, for a new headquarters for several city departments.





# *City Service Center – Baraboo, WI*

## **Leverage:**

### **State and local partners include:**

- City of Baraboo, for site assessments
- WI UST program, \$500,000 for tank removal
- WI DNR, \$30,000 for follow-up site assessment
- WI DOC, \$250,000 brownfield reuse grant
- City of Baraboo, \$4.2 million GO bond for construction

### **WI DOC flexibility was key:**

- brownfield grants are normally reserved for private-sector projects that enhance the tax base and create jobs; here, the spin-off benefit to the tourist industry was accepted

### **City GO bond was key:**

- Attracted private sector investment by minimizing the investment risk.



# *Old Montgomery Ward Distribution Center– Fort Worth, TX*

- White elephant on a 45-acre site adjoining the CBD
- Historic, 800,000 square-foot building
- Damaged in March, 2000 tornado; brownfield conditions worsened
- Proposed reuse – mixed light industrial/commercial/office



# *Old Montgomery Ward Distribution Center– Fort Worth, TX*

- Required a mix of public tools to prepare the property and set the stage for reuse
- HUD financing tools include:
  - \$13 million Section 108 loan
  - \$2 million BEDI grant
- ***Leverage -- Other financing tools being used:***
  - Historic rehab tax credits
  - DOT (CMAQ) for related road and sidewalk infrastructure
  - State tax abatements and fee waivers





# *HUD/CDBG: Chevy Place – Rochester NY*

- Former 2.2 acre downtown auto dealership, gas station, and service garage site
- UST and other contamination deterred developers



# *HUD/CDBG: Chevy Place – Rochester NY*

- CDBG used for site assessment, partial 1<sup>st</sup> phase cleanup (including tank removal)
- Developer funded 2<sup>nd</sup> phase of cleanup
- Rochester provided:
  - \$2.35 million redevelopment loan from CDBG-capitalized pool
  - property tax incentives to new homeowners
  - land cost write-downs because of contamination

***Leverage*** -- 77 new residential units; coffee house, and restaurant with 20 jobs



# *Marsh Island Carry – Old Town, ME*

- Abandoned 3-acre Lily-Tulip paper plate manufacturing site on Penobscot River
- Acquired by Old Town in late 1980s as part of settlement for unpaid taxes; 18 transformers with PCBs later discovered on the property
- EPA targeted brownfield assessment (TBA) served as basis for cleanup and redevelopment plan
- Penultimate owners contributed \$100,000 towards cleanup



# *Marsh Island Carry – Old Town, ME*

- Converted into 3-acre waterfront park and 2 commercial/office buildings
- Funding sources:
  - \$400,000 Enhancement Grant from Maine DOT for walkways
  - \$400,000 state/small cities CDBG for infrastructure around the commercial buildings
  - \$24,500 from the National Trails Recreation Act for trails, walkways, and river stabilization
  - \$8,000 from ME Forest Service for tree planting.
- **Leverage:** 4 new businesses, 30 jobs, \$18,000 in additional property tax revenues





# *Westside Business Park – Kansas City, MO*

- 22-acre former Kansas City Terminal Railway rail yard and maintenance facility, in use from 1914 to mid-1960s
- Rail yard-type contaminants -- asbestos, lead paint, lead, arsenic
- Surprises! – buried rail car with petroleum
- Challenge was carrying out cleanup while preserving brick buildings that were to serve key part of reuse as distinctive office complex in a distressed part of downtown



# *Westside Business Park – Kansas City, MO*

- ***Brownfield partnerships were key*** – between the state of Missouri, Kansas City, the developer, KC Hispanic Economic Development Corporation, environmental insurance provider, and state historic preservation office – to negotiate a suitable cleanup strategy to accomplish both environmental and community redevelopment goals
- ***Funding sources included:***
  - \$7.1 million in CDBG,
  - \$7.1 million HUD Section 108 loan
  - \$100,000 MO DOD grant
  - \$640,000 MO DOD loan
  - \$4 million in state and federal historic tax credits
  - Private funding
- ***Leverage:*** former rail roundhouses transformed to office space, 600 new jobs



# *Finally – just a good local story about creative financing...*

- Locally driven public-private partnerships can stimulate innovative site reuse financing at small sites in small communities
- 1923 vintage Texaco gas station, abandoned in downtown Rosalia, WA (pop. 600) converted to “gateway” retail and visitor center
- Blended state resources, “donated” local sources, pro bono services, and community sweat equity
- First-ever partnership with a state Dept. of Corrections
- 2005 Phoenix award winner





Charlie's contact  
information

*For further information.....*

*For additional examples and information....*

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